

NEWLANDS PEN-Y-BALL HILL

Holywell • Flintshire • CH8 8SZ

OFFERS IN THE REGION OF £290, 000



- Spacious Detached Property
- Four/five bedrooms
- Three reception room
- Potential self contained annex
- Stunning views across Estuary
- Family kitchen/diner

Offers in the region of
£290,000

Vesatile, large detached property (3 Reception rooms, 4 Bedrooms), ideally situated in a quiet semi-rural area with close commuter links to Liverpool & Manchester.

Commanding truly spectacular views across the Dee Estuary and beautifully presented throughout, this highly desirable property is well priced.

Get in touch

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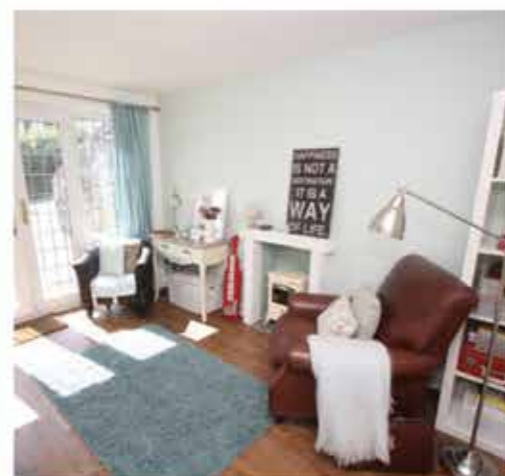
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Large Property &
Spectacular Views

Newlands is located on Pen y Ball Hill, a quiet country road on the outskirts of Holywell, Flintshire, which leads up to Holywell Golf Club via Pen Y Ball monument, which has extensive views over the Clwydian hills and Snowdonia.

The property is well positioned for easy access to the A55 bypass which provides easy access to Snowdonia (1 hour away), Liverpool (40 minutes), Manchester (50 Minutes) and Chester (20 minutes) and further afield via the National Motorway Network.



Kitchen Dining Room

6.79m (22' 3") x 3.64m (11' 11")

STUNNING KITCHEN/DINING ROOM WHICH PROVIDES A PERFECT ENVIRONMENT FOR FAMILY RELAXATION OR SOCIAL ENTERTAINING.

The kitchen was fitted in 2012 with a cream range of shaker style units providing plenty of storage in the wall, base and breakfast bar units. Complimenting the units is a gorgeous solid wood work top peninsula island. The kitchen has an integrated fridge/freezer, dishwasher and a Baumatic range oven and 5 ring gas hob. There is an integral microwave, under cupboard lighting and a stable door leading to the rear garden. The dining area continues from the kitchen and comfortably accommodates a dining suite for 8-10 people. There are double glazed French doors leading out onto the decking area which runs the length of the property.



Living Room

4.81m (15' 9") x 4.43m (14' 6")

LARGE COSY LIVING ROOM

At the end of the hallway is the living room, which overlooks the front garden through the double glazed window. It has wood laminate flooring, wall lighting and network connectivity. Views over Wirral.

Utility Room

3.55m (11ft 7 in) x 1.73m (5ft 8 in)

THE UTILITY COULD EASILY BE CONVERTED INTO A KITCHEN IN ORDER TO COMPLETE A SEPARATE ANNEX.

On ground floor with wall and base units, sink unit and plumbing for a washing machine. Worcester Combi-Boiler and main electric switchboard.



Lounge & Office

6.11m (20' 1") x 3.81m (12' 6")

The main living room/office at the front of the property is a large and light open area which is currently used as the main office and meeting room by the present owners. There is ample power sockets provided as well as network connectivity. There is a feature fireplace, dividing bookshelf wall partition, double glazed window to the front and double glazed French doors leading out onto the driveway and allowing for plenty of natural light.

Luxurious Bathroom

3.64m (11ft 11 in) x 2.55m (8ft 4 in))

LARGE MASTER BATHROOM FITTED WITH PERIOD STYLE WHITE SUITE & ROLL TOP CLAW FOOT BATH & SEPERATE WALK IN SHOWER

This bathroom is fitted comprises of white suite - free standing roll top bath with mixer tap, shower head, pedestal wash basin and W.C. In addition, there is a walk in shower enclosure which is fully tiled and has an integrated multi jet shower unit. Light is provided by down spotlights with LED bulbs. There are ceramic tiled on the floor and partial tiling to the walls with mosaic effect dado tiling



Bedrooms

MASTER BEDROOM

4.9m (16ft 0 in) x 3.71m (12ft 2 in))

Light and large bedroom overlooking the rear garden. The bedroom can easily accommodate a king sized bed and additional bedroom furniture with ease.

BEDROOM 2

3.71m (12ft 2 in) x 3.68m (12ft 0 in)

Double sized with chrome switches, laminate wood flooring and a double glazed window to the front.

BEDROOM 3

2.97m (9ft 8 in) x 2.95m (9ft 8 in)

Double sized with chrome switches, laminate wood flooring and a double glazed window to the front.

BEDROOM 4

3.55m (11ft 7 in) x 2.82m (9ft 3 in)

Next to the bathroom is the 4th bedroom currently being used as a Games room/Guest room with double glazed window to the rear, wood laminate flooring and network connectivity

Bathroom 2

2.72m (8ft 11 in) x 1.78m (5ft 10 in))

You descend a stairway to the lower ground floor which is currently being used as a home office facility. At the bottom of the stairs is a central hallway with a bathroom fitted with a white suite comprising of a panel bath, wash basin and W.C.



Outside

IDEAL FOR ENTERTAINING

Outside the property to the front is a driveway able to accommodate up to five vehicles, shrubbery beds with welsh slate enclosed by stone walls and steps leading to the main front door. A side access leads to the large rear garden.

The rear garden is mainly laid to lawn with bordering trees and shrubbery beds, a patio area covered by decking above. The large decking area/balcony runs across the full length of the house and is ideal for outdoor entertaining and allows people to appreciate the magnificent views over the estuary.

DIRECTIONS

Turn up Pen- y-Ball Hill, Newlands is situated on right hand side about half way up.

Total area: approx. 65 sq metres 1780.9 sq ft.

Ground Floor

Approx. 53.5 sq metres (575.5 sq ft)



First Floor

Approx. 112.0 sq metres (1205.4 sq ft)



for more
information

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